



HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Kristine Glazer (Chair), Diane Coombs (Vice-chair), John McLaughlin, Raymond Pohl, Abigail Camp
Associate Commissioners: Vallorie Oliver, Matt Kuhnert
Staff: Mark Voigt, John Hedden

~~ MINUTES ~~

Tuesday, July 26, 2016

Public Safety Facility, 4 Fairgrounds Road, Training Room – 4:30 p.m.

Called to order at 4:32 p.m.

Staff in attendance: J. Hedden, Administrative Specialist; T. Norton, Town Minutes Taker
Attending Members: Glazer, Coombs, McLaughlin, Pohl, Camp, Oliver, Kuhnert
Absent Members: None
Late Arrivals: Camp, 4:45 p.m.
Early Departures: McLaughlin, 8:56 p.m.

Agenda adopted as amended by unanimous consent.

I. PUBLIC COMMENT

None

II. SIGNS

- | | | | | |
|-------------------------------|---|----------------------|--------------|--------------|
| 1. Nantucket Cottage Hospital | Main Street, light poles | Sign, post banners | Main Street | Shay Maguire |
| Voting | Glazer, Coombs, McLaughlin, Pohl, Oliver | | | |
| Alternates | Kuhnert | | | |
| Recused | None | | | |
| Documentation | Associated site and elevation plans, photos, correspondence, and required historical documentation. | | | |
| Representing | Jason Gradiazei, NCH | | | |
| Sign Advisory | Kevin Kuester , Sign Advisory Committee – Recommend approval. | | | |
| Concerns | No concerns. | | | |
| Motion | Motion to Approve. (Pohl) | | | |
| Vote | Carried unanimously | Certificate # | 66200 | |
| 2. Remain 58 LLC | 58 Main Street | Sign, wall directory | 42.3.1-219 | M. Philbrick |
| Voting | Glazer, Coombs, McLaughlin, Pohl, Oliver | | | |
| Alternates | Kuhnert | | | |
| Recused | None | | | |
| Documentation | Associated site and elevation plans, photos, correspondence, and required historical documentation. | | | |
| Representing | None | | | |
| Sign Advisory | Kevin Kuester , Sign Advisory Committee – Recommend held. | | | |
| Concerns | No comments at this time. | | | |
| Motion | Motion to Hold. (Pohl) | | | |
| Vote | Carried unanimously | Certificate # | | |
| 3. Enforcement | Update | | | |
| Voting | Glazer, Coombs, McLaughlin, Pohl, Camp, Oliver, Kuhnert | | | |
| Sign Advisory | Kevin Kuester , Sign Advisory Committee – Update on progress with enforcement. | | | |
| Discussion | None | | | |

III. REQUEST FOR TEMPORARY CO & TEMPORARY HDC SIGN OFF AT 5 NORTH WATER STREET

Voting: Glazer, Coombs, McLaughlin, Pohl, Camp, Oliver, Kuhnert
Discussion: **Glazer** – PLUS administration already signed the Certificate of Occupancy for this.

IV. NEW BUSINESS

1. O'Connor, Anastasia	69 Union Street	Door, window color chng	55.1.4-95	Self
Voting	Glazer, Coombs, McLaughlin, Pohl, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns (4:35)	Oliver – Tried to contact the representative but got no response.			
Motion	Motion to Hold for representation and clarification. (Pohl)			
Vote	Carried unanimously	Certificate #		
2. Travaglione, Richard – 66205	27 Tomahawk Road	Hardscape: retaining wall	69-321	Self
3. Travaglione, Richard – 66206	29 Tomahawk Road	Hardscape: retaining wall	69-322	Self
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Rich Travaglione – Presented project.			
Public	None			
Concerns	Pohl – The concrete wall is no different from other walls. No concerns.			
Motion	Motion to Approve the proposed concrete retaining wall along the southeast side of the property at this time; the timber retaining wall to be applied for under a separate application. (Pohl)			
Vote	Carried unanimously	Certificate #	66205 & 66206	
4. Healey, Patrick	5 Cabot Lane	Hardscape: patio, shwr encl	29-44	Permits Plus
Voting	Glazer, Coombs, McLaughlin, Pohl, Kuhnert			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Mark Poor , Permits Plus – Presented project.			
Public	None			
Concerns (4:41)	No concerns.			
Motion	Motion to Approve. (McLaughlin)			
Vote	Carried unanimously	Certificate #	66207	
5. Bishop, James	5 Kite Hill Lane	Addition, alteration	42.4.4-65	Permits Plus
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Mark Poor , Permits Plus – Presented project.			
Public	None			
Concerns (4:46)	Coombs – Clarified that the front door will remain. No concerns.			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously	Certificate #	66208	
6. Bandrowczak, Steve	10 Lyon Street	As built wood stoop	55.4.1-70	Permits Plus
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Mark Poor , Permits Plus – Presented project.			
Public	None			
Concerns (4:50)	Pohl – The very wide steps are incongruous; they should be 2 or 2.5 boards wide. Coombs – Agrees. The balustrades are too thick or the gaps are too big. No additional concerns.			
Motion	Motion to Approve through staff with the bottom platform to be the standard tread width per code. (Pohl)			
Vote	Carried unanimously	Certificate #	66209	

7. Bretschneider, Richard	3 Cherry Street	Rev. 54776: wnd, stairs, ret wall	55-376	Self
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Richard Bretschneider – Presented project.			
Public	None			
Concerns (4:58)	Discussion clarifying the location of the retaining wall with steps. McLaughlin – No concerns. Pohl – No concerns. Oliver – Clarified where the railing would go. Coombs – Would like to look at it. Camp – Would like more information and to view. Glazer – Need to know what the grade change is and the height of the retaining wall.			
Motion	Motion to View and to come back on Thursday, July 28. (Coombs)			
Vote	Carried unanimously		Certificate #	
8. Hanson, Laura	55 Centre Street	Alterations, additions	42.4.3-72	Val Oliver
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	None			
Recused	Oliver, Kuhnert			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Val Oliver – Presented project. Laura Hanson			
Public	Matthew Kuhnert – Reviewed the history of the structure and ells.			
Concerns (5:12)	Pohl – Clarified that the ell would have to be disconnected from the main house, lifted, and reset on a new foundation. The drawings don't reflect that the ell will be raised one step. Thinks the rear ell renovation is sensitive. The north elevation won't be visible. Coombs – Confirmed that the 1-story wart will remain as is with the 2 nd -story put on top. Agrees with Mr. Pohl. McLaughlin – Don't have a window schedule; have no description of the new windows. Camp – Not in favor of the changes to the rear ell. She would like to view it.			
Motion	Motion to View and hold for revisions. (Camp)			
Vote	Carried unanimously		Certificate #	
9. East Winds LLC	7 Jonathan Way	Additions, deck, wndws, door	75-40	Liz Maury
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Liz Maury – Presented project.			
Public	None			
Concerns (5:29)	Camp – It's an improvement and is approvable due to lack of visibility. McLaughlin – Tom Nevers Pond is a public way; the east side would be visible. The 2 nd -floor will be visible from Jonathan Way. Discussion about visibility. Pohl – No concerns. Coombs – The south elevation and north elevation are under fenestrated. Glazer – South elevation, the two stacked windows in the gable forward is her only concern, but it's not visible.			
Motion	Motion to Approve due to lack of visibility. (Camp)			
Vote	Carried 4-1//Coombs opposed		Certificate #	66210
10. Lamon, Alec	6 Evelyn Street	Historic determination	73.3.1-63	Angus MacLeod
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns (5:40)	Held for representation.			
Motion	Held for Thursday July 28 at 1 p.m. by unanimous consent.			
Vote	N/A		Certificate #	

11. Keane, Bob	17 Deer Run Road	Tennis court, patio, walkway	57-13	Rita Higgins
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Rita Higgins – Presented project: no lighting on the tennis court. Described the fire pit. Ethan Griffin , Chip Webster Architecture – Been working with the abutters to alleviate their concerns about the project.			
Public	None			
Concerns (5:41)	McLaughlin – Questions the visibility. No concerns from other commissioners.			
Motion	Motion to Approve. (Coombs)			
Vote	Carried unanimously	Certificate #	66211	
12. MacDonald, Brian	11 Cottage Avenue	New dwelling-cottage	73.3.1-52	Bentley Churchill
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Elizabeth Churchill , Bentley & Churchill Architects – Presented project.			
Public	None			
Concerns (5:53)	Glazer – Read SAB comments. Asked about the “H” window. The dimensions aren’t on the elevations. McLaughlin – East elevation, the front door should be a 6-panel. Pohl – No concerns. The front door won’t be visible. Coombs – The west elevation fence at the basement access is long. Camp – No concerns.			
Motion	Motion to Approve. (Camp)			
Vote	Carried 4-1//McLaughlin opposed	Certificate #	66212	
13. MacDonald, Brian	11 Cottage Avenue	Rev. 65659: main house	73.3.1-52	Bentley Churchill
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Elizabeth Churchill , Bentley & Churchill Architects – Presented project. Rounded garage doors are existing.			
Public	None			
Concerns (6:07)	Glazer – This was approved without the flanking windows in the connector; this is a lot of glass on the front of this house. Camp – No concerns. Thinks the arched garage doors give relief to the horizontal feel. Coombs – There are no rounded lines on the house, just the rounded garage doors. Pohl – No concerns. McLaughlin – South elevation, the garage doors should be squared off, not rounded.			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously	Certificate #	66213	
14. MacDonald, Brian	11 Cottage Avenue	Boathouse	73.3.1-52	Bentley Churchill
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Elizabeth Churchill , Bentley & Churchill Architects – Presented project.			
Public	None			
Concerns (6:16)	No concerns.			
Motion	Motion to Approve. (Coombs)			
Vote	Carried unanimously	Certificate #	66214	
15. MacDonald, Brian	11 Cottage Avenue	Hardscape, patio	73.3.1-52	Bentley Churchill
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Elizabeth Churchill , Bentley & Churchill Architects – Presented project.			
Public	None			
Concerns (6:18)	No concerns.			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously	Certificate #	66215	

16. Vance, Heather					
	4 Cherry Street	Replace windows	55-387	Self	
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing Public	Bill Bartleman , for the owner – Presented project: replace six windows in kind and restore eight windows.				
Concerns (6:20)	Camp – The panes on the replacement windows should match the existing. Oliver – Need to show on photos or plans which windows are staying and which are being replaced. No concerns.				
Motion	Motion to Approve through staff with the south elevation 1-light horizontal window to become 6-lights; replace windows on the south, east, and west elevations with true-divided light (TDL), 6-over-6 like kind windows and the north elevation windows to be restored. (Pohl)				
Vote	Carried unanimously	Certificate #	66216		
17. Sanguinetti, Christopher					
	20 Liberty Street	Hardscape: patio, pergola & A/C	42.3.4-143	NAG	
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing Public	Steve Theroux , Nantucket Architecture Group Ltd – Presented project.				
Concerns (6:32)	Pohl – Don't like the stamped concrete; should be regular bluestone pavers. The pergola should be natural to weather. Camp – Agrees with Mr. Pohl. Coombs – Agrees. Okay with the 5&1 natural to weather fence.				
Motion	Motion to Approve through staff with the pergola to be natural to weather and the patio to be irregular, bluestone pavers. (Pohl)				
Vote	Carried unanimously	Certificate #	66217		
V. VIEWS					
1. Croyle, James L Trust					
	96 West Chester Street	Hardscape: pool	41-483	NAG	
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing Public	Steve Theroux , Nantucket Architecture Group Ltd – Presented project: not visible from a public way.				
Concerns (6:40)	No concerns.				
Motion	Motion to Approve due to lack of visibility. (McLaughlin)				
Vote	Carried unanimously	Certificate #	66218		
2. Croyle, James L Trust					
	96 West Chester Street	Pool Cabana	41-483	NAG	
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing Public	Steve Theroux , Nantucket Architecture Group Ltd – Presented project: not visible from a public way.				
Concerns (6:42)	No concerns.				
Motion	Motion to Approve due to lack of visibility. (Pohl)				
Vote	Carried unanimously	Certificate #	66219		
3. Kaschuluk, Jeff					
	30 Pocomo Road	Change trim color to white	14-76	Westbay	
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing Public	Jeff Kaschuluk – Presented project.				
Concerns (6:43)	No concerns.				
Motion	Motion to Approve. (Pohl)				
Vote	Carried unanimously	Certificate #	66220		

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4.	Sullivan, Michael	4 Reacher Lane	New dwelling	66-336	Self
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Ethan Griffin , Chip Webster Architecture – Presented project.				
Public	None				
Concerns (6:46)	Oliver – A gable-forward addition was just approved on another house in this area. Camp – South elevation, configuration of the windows is random; they should be aligned. Glazer – West elevation, the “C” window is squat. East elevation, there is only one window on the 1 st floor. The front door could have three more inches of trim added to the surround.				
Motion	Motion to Hold for revisions to the fenestration. (Camp)				
Vote	Carried unanimously		Certificate #		
5.	Zinser, Jason	10 Equator Drive	Pool	66-241	Self
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Jason Zinser – Presented project.				
Public	None				
Concerns (6:52)	No concerns.				
Motion	Motion to Approve. (Camp)				
Vote	Carried unanimously		Certificate #	66221	
6.	Bart Ack, LLC	2 Bartlett Road	Partial demo, convert to house	67-952	Val Oliver
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Kuhnert				
Recused	Oliver				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Val Oliver – Presented project.				
Public	None				
Concerns (6:56)	No concerns.				
Motion	Motion to Approve. (Pohl)				
Vote	Carried unanimously		Certificate #	66222	
7.	MCB, LLC	55 Goldfinch Road	New dwelling	68-555	Val Oliver
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp				
Alternates	Kuhnert				
Recused	Oliver				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Val Oliver – Presented project.				
Public	None				
Concerns (6:58)	Pohl – The pediments have a shingle; it should just be trim. McLaughlin – The air-conditioning units (A/C), though not visible, should be fenced. Camp – West elevation, the “B” windows look small; should balance with the rest of the house.				
Motion	Motion to Approve through staff with removal of the shingle-roof pediments on the south and the north and the A/C to be enclosed in a fence. (Pohl)				
Vote	Carried unanimously		Certificate #	66223	
	Break 7:07 to 7:21 p.m.				

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8. Sharp, Randolph	12R Skyline Drive	New dwelling	79-35	Thornewill Design
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Carrie Thornewill , Thornewill Design – Presented project: not visible. Randy Sharp			
Public	None			
Concerns (7:22)	Camp – South elevation, the front door should have either sidelights or transoms. Coombs – East elevation and north elevation, could separate the two ganged windows to fill the walls. Pohl – Nothing very objectionable about it. McLaughlin – No comments.			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously	Certificate #	66224	
9. Sharp, Randolph	12R Skyline Drive	New garage	79-35	Thornewill Design
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Carrie Thornewill , Thornewill Design – Presented project. Randy Sharp			
Public	None			
Concerns (7:29)	Camp – The door looks small.			
Motion	Motion to Approve. (Camp)			
Vote	Carried unanimously	Certificate #	66225	
10. Grimshaw	31 Quidnet Road	New dwelling	21-27.4	Emeritus
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern , Emeritus Development – Presented project.			
Public	None			
Concerns (7:31)	Pohl – West elevation, the ridge exceeds 50 feet. Would like to see the topography going back up to Quidnet Road. Camp – Agree about breaking up the west elevation ridge.			
Motion	Motion to Hold for revisions. (Pohl)			
Vote	Carried	Certificate #		
11. Champoux, Ben	8 Upper Tawpawshaw	Addition	53-56	Whitney Sabrauth
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Whitney Sabrauth – Presented project. Explained why the addition roof pitches are 8/12.			
Public	None			
Concerns (7:39)	Pohl – All existing roof pitches are 10/12; the additions aren't. Discussion about the roof pitches on the two additions. Coombs – North elevation, there are two skylights. (Not visible) Discussion about one large skylight on the north roof as opposed to two. McLaughlin – North elevation, there should be only one skylight on that roof plane.			
Motion	Motion to Approve through staff with the east elevation addition to have 10/12 pitch and the north elevation two skylights to become a single skylight at 30X46. (Camp)			
Vote	Carried unanimously	Certificate #	66226	

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12. Glowacki, Walter	6 Perry Lane	New commercial building	67-425.3	Frances Scarcille
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Frances Scarcille – Presented project.			
Public	None			
Concerns (7:48)	Coombs – This looks just like a 6-bay garage on Greglen; it's big for the area but zoning allows it. Pohl – Would like to see the height reduced. It would help to have photos of other long buildings on this street. Glazer – Suggested the height be reduced to 24 feet and 22 feet.			
Motion	Motion to View with revisions and context photos. (Pohl)			
Vote	Carried unanimously	Certificate #		
13. Glowacki, Walter	6 Perry Lane	Fence	67-425.3	Frances Scarcille
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Frances Scarcille			
Public	None			
Concerns	No comments at this time.			
Motion	Motion to Hold to track. (Pohl)			
Vote	Carried unanimously	Certificate #		
14. Bridier, Patricia	50 Vestal Street	Outdoor shower, enlarge deck	41-56	Frank Psaradelis
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns (7:57)	Staff – Joe Topham asked this be reviewed. Discussion about the wall connecting the shower to the house.			
Motion	Motion to Approve. (Coombs)			
Vote	Carried unanimously	Certificate #	66227	
18. Brown, Roberta	9 Beach Street	Additions, porch	73.1.3-24	Val Oliver
19. Brown, Roberta	9 Beach Street	Cabana	73.1.3-24	Val Oliver
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Kuhnert			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Val Oliver – Suggested this be held to Thursday.			
Public	None			
Concerns	No comments at this time.			
Motion	Held for Thursday July 28 at 1 p.m. by unanimous consent.			
Vote	N/A	Certificate #		
15. Net Zero LLC	10 Eat Fire Spring	Solar array, ground	20-53	Z. Dusseau
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Zack Dusseau – Presented project. The Massachusetts Endangered Species Act affects this property and restricts the location for the array.			
Public	None			
Concerns (8:39)	Discussion about maintaining screening along the property line. Glazer – These are 7 feet tall; if they were dropped one foot, a 5&1 fence would screen them.			
Motion	Motion to Approve through staff with the array to be a maximum height of 6 feet above grade. (Pohl)			
Vote	Carried unanimously	Certificate #	66228	

16. Cressman, Caleb	300 Polpis Road	Solar array, ground	20-11	Z. Dusseau
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Zack Dusseau – Presented project: will be moving the array 100 feet north away from the road.			
Public	None			
Concerns (8:39)	Glazer – In the winter, this will be tall at nearly 20 feet. Would like to see it with a height pole. Oliver – Doesn't think it will be visible.			
Motion	Motion to View with a 20-foot height pole in the new location. (McLaughlin)			
Vote	Carried unanimously		Certificate #	

VI. OLD BUSINESS

1. Pastan, Phil	63 Old South Road, Lot 1	New commercial building	68-157	Patty Roggeveen
Voting	Glazer, Coombs, Pohl, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Patty Roggeveen Dinah Kalmert, KOH Architecture, Pllc – Reviewed changes made per previous concerns and additional information.			
Public	None			
Concerns (8:02)	Oliver – Looks much better. Suggested white trim and green windows. Kuhnert – Appreciates the changes; this is an appropriate design. (8:17) Glazer – We have to reconsider the ganged windows.			
Motion	Motion to Approve with white trim and green windows and doors. (Kuhnert) Carried unanimously Motion to reopen. (Kuhnert) Carried unanimously Motion to Approve through staff with the north elevation double ganged windows to be separated; east elevation right at double doors delete the middle window in triple ganged; south elevation either side of the door reduced to single windows and with white trim and green windows and doors. (Pohl)			
Vote	Carried unanimously		Certificate #	66229
2. Pastan, Phil	63 Old South Road, Lot 2	New commercial building	68-157	Patty Roggeveen
Voting	Glazer, Coombs, Pohl, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Patty Roggeveen Dinah Kalmert, KOH Architecture, Pllc – Reviewed changes made per previous concerns and additional information. Explained why the ganged windows look like they have double casings.			
Public	None			
Concerns (8:12)	Pohl – South elevation, the triple windows look like they have double casings; the west elevation has a similar issue. That's a big problem with trim being white. The same issue applies to the building at Lot 1.			
Motion	Motion to Approve through staff with south elevation eliminate middle of triple ganged; west elevation separate the double ganged windows; north elevation eliminate the middle of the triple ganged; east elevation to have two single windows and colors to match Lot 1. (Oliver)			
Vote	Carried unanimously		Certificate #	66230
3. Pastan, Phil – 66231	63 Old South Road, Lot 1	Hardscape: lighting, trash, etc	68-157	Patty Roggeveen
4. Pastan, Phil – 66232	63 Old South Road, Lot 2	Hardscape: lighting, trash, etc	68-157	Patty Roggeveen
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Patty Roggeveen – Presented project. Dinah Kalmert, KOH Architecture, Pllc			
Public	None			
Concerns (8:24)	Discussion about the number of light posts and the height of the posts. Coombs – Would like to see more trees to break up the parking lot; this is a lot of black-top. Glazer – Had asked the hospital to use grey road surface instead of black top; that would help here. The height of the fence around the A/C should be taller than the units.			
Motion	Motion to Approve through staff addition of a tree by the 11 spaces closet to Lot 1, and the paving to be grayed out. (Pohl)			
Vote	Carried unanimously		Certificate #	66231 & 66232

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5. Dyer, Sean	15 Seikinnow Place	Garage/ apartment	67-257	Topham Design
Voting	Glazer, Coombs, McLaughlin, Pohl, Camp			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Joe Topham , Topham Design – Reviewed changes made per previous concerns.			
Public	None			
Concerns (8:52)	No concerns.			
Motion	Motion to Approve. (McLaughlin)			
Vote	Carried unanimously	Certificate #	66233	
10. Wetherell, Elizabeth	10 Hickory Meadow Lane	Rev. 65820: fenestrtn chngs	41-904	Emeritus
Voting	Glazer, Coombs, Pohl, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern , Emeritus Development – Reviewed changes made per previous concerns.			
Public	Elizabeth Wetherell			
Concerns (8:56)	No concerns.			
Motion	Motion to Approve. (Oliver)			
Vote	Carried unanimously	Certificate #	66234	
11. Wetherell, Elizabeth	10 Hickory Meadow Lane	New bldg, north pavilion	41-904	Emeritus
Voting	Glazer, Coombs, Pohl, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern , Emeritus Development – Presented project.			
Public	Elizabeth Wetherell			
Concerns (9:00)	Camp – South elevation, the elimination of the middle 1 st -floor window would make it more symmetrical. Pohl – The 1 st floor of the south elevation won't be visible.			
Motion	Motion to Approve. (Oliver)			
Vote	Carried unanimously	Certificate #	66235	
12. Wetherell, Elizabeth	10 Hickory Meadow Lane	New bldg, pool house	41-904	Emeritus
Voting	Glazer, Coombs, Pohl, Camp, Oliver			
Alternates	Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern , Emeritus Development – Presented project.			
Public	Elizabeth Wetherell			
Concerns (9:04)	Pohl – South elevation, asked what the grade does; suggested a wall to hold the grade on the West Chester Street side. Oliver – The garage doors are on the south side but there isn't a drive; there should be a roof over the garage doors. Glazer – North elevation, there is too much blank wall area; would like to see it smaller.			
Motion	Motion to Hold for revisions and to track with the hardscaping plan. (Pohl)			
Vote	Carried unanimously	Certificate #		
The following items were held for Thursday July 28 at 1 p.m. by unanimous consent.				
6. Lampe, John NB	64 Walsh Street. Lot A	Demolition	29-94	John Lampe
7. Lampe, John	64 Walsh Street. Lot A	Main dwelling	29-94	John Lampe
8. Lampe, John NB	64 Walsh Street. Lot A	Hardscape: pool	29-94	John Lampe
9. Lampe, John	64 Walsh Street. Lot B	Main dwelling	29-94	John Lampe
13. Willsey, Kevin	67 Monomoy Road	New shed	43-103	Emeritus
14. MAK Daddy Trust	72 Monomoy Road	Garage/studio	43-115	Workshop APD
15. Nantucket Ice	10 Backus Lane	Solar panels	55-100.1	NAG
16. Pippen's Way LLC	20 Pippen's Way	New dwelling	43-94.7	NAG
17. Pippen's Way LLC	20 Pippen's Way	Cabana	43-94.7	NAG
18. Pippen's Way LLC	20 Pippen's Way	Garage/studio	43-94.7	NAG
19. Wager, Susan	3 Meader Street	House lift	42.2.3-39	NAG
20. Featherstone-Witty	8 Micheme Lane	Fenestration chngs, ridge ht	67-162.3	JB Studio

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21. 10 Straight Wharf LLC	10 Straight Wharf	Shed	42.3.1-137	Structures Unlimited
22. Carey, Peter	6 West York Street	Shed	55-14	Structures Unlimited
23. Kalman, Mike	40 Somerset Lane	Retaining wall	66-74	Sconset Gardner
24. Perry, Terry	94 Quidnet Road	Addition	21-107	Thornewill Design
25. Perry, Terry	94 Quidnet Road	Cottage	21-107	Thornewill Design
26. Perry, Terry	94 Quidnet Road	Demolition	21-107	Thornewill Design
27. 276 Polpis N.T.	276 Polpis Road	House revisions	25-31	Rowland & Assocs
28. Neumunz, Ron	37 Pilgrim Road	Addition	41-16.4	Emeritus
29. Einbinder, Susan	11 Quince Street	Hardscaping: grading	42.3.4-60	Emeritus
30. Mulrow, Edwyna TR Etal	40 Jefferson Avenue	Relocate house on site	30-119	Emeritus
31. Mulrow, Edwyna TR Etal	40 Jefferson Avenue	Hardscape: pool	30-119	Emeritus
32. Mulrow, Edwyna TR Etal	40 Jefferson Avenue	Renovations, addition	30-119	Emeritus
33. Lieber, Jonathan	6 Stone Post Way	New addition	74-38.1	Emeritus
34. Gendron	23 Federal Street	Rev. 65073: lift door	42.3.1-9.3	Emeritus
35. G&G Development	2 Old Mill Court	Pool shed	55-923	Jim Grant
36. S/P Norwell LLC	78 Union Street Lot 3	Main house	55.1.4-72	BPC
37. S/P Norwell LLC	78 Union Street Lot 3	Garage/cottage	55.1.4-72	BPC
38. S/P Norwell LLC	78 Union Street Lot 5	Garage/cottage	55.1.4-72	BPC
39. 7 Swain Street LLC	7 Swain Street	New dwelling	42.4.1-79	Sandcastle Constrct
40. 7 Swain Street LLC	7 Swain Street	Shed	42.4.1-79	Sandcastle Constrct
41. Hillsboro +15 th LLC	1,3,5,7 Flint Road	Storage building B	69-340-47	CWA

VII. OTHER BUSINESS	
Approve Minutes	June 30 & July 12, 2016: Motion to Approve. (Coombs) Carried unanimously
Review Minutes	July 19 & 21, 2016
Other Business	None
Commission Comments	None

Motion to Adjourn: 9:13 p.m.

Submitted by:
Terry L. Norton

Nantucket Old Historic District

Sconset Advisory Board District

Madaket Advisory Board District